



करल - ५		
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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P51900034398

Project: GURUKRUPA DIVYAM , Plot Bearing / CTS / Survey / Final Plot No.: CTS NO 236A SURVEY NO 186  
at Mumbai City, Mumbai City, Mumbai City, 400075;



1. Gurukrupa Group Builders And Developers Llp having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400703.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from 05/04/2022 and ending with 31/03/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid



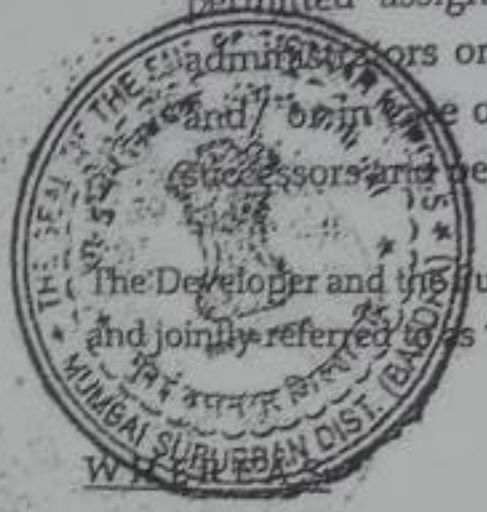
Dated: 05/04/2022

Place: Mumbai

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

करल - 4  
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 2023

VINOD BHIVSEN GAWAS, Age: 47 Years, (PAN: AKOPG6627M),  
 VEENA VINOD GAWAS, Age: 45 Years, (PAN: AAOPW4251B); Indian  
 Inhabitant/s having his/her/their address at 102, Nav Ashish Jyot  
 Society, M.P. Road, Maharashtra Nagar, Dombivli - West, hereinafter  
 referred to as the 'FLAT PURCHASER/S' (which expression shall unless  
 repugnant to the context or meaning thereof mean and include as  
 individual his/her/their/its heirs, executors, administrators and  
 permitted assigns/their respective heirs, executors, administrators and  
 permitted assigns; and/or in case of a partnership firm, executors,  
 administrators or the permitted assigns of such last survivor of them;  
 and/or in case of a company or a body corporate or juristic entity, its  
 successors and permitted assigns) of the SECOND PART



The Developer and the Purchaser(s) are hereinafter for the sake of brevity collectively  
 and jointly referred to as "PARTIES" and individually as "PARTY".

1. The Maharashtra Housing and Area Development Authority (Hereinafter referred to as "M.H.A.D.A") is the owner of seized and possessed of or otherwise well and sufficiently entitled to the plot of land, under its housing scheme generally known as Lower Income Group Housing Scheme (LIG), bearing C.T.S. No. 186 (Part) forming part of Survey. No. 236-A, Pant Nagar, Mauje Ghatkopar, Ghatkopar East, Mumbai 400075 comprised of building No. 50 having ground plus upper floors being situated and part of layout plan, admeasuring 720 Sq. Mtrs. plus tit bit area as per demarcation of the plot in the registration Sub-District of Kurla, Mumbai District, consisting of 30 tenements in the building No. 50 more particularly mentioned in the FIRST SCHEDULE OF THE PROPERTY herewith (Hereinafter referred to as the "SAID PROPERTY and SAID PLOT"). The 30 tenants together later formed a Co-operative Housing society and named it as "Pantnagar Dnyandeep Co-operative Housing Society Ltd." and registered it under 'Maharashtra Co-operative Societies Act, 1960', (BOM/W-N/HSG/OH/1349/1984-85), for the sake of brevity hereunder referred to as "THE SAID SOCIETY".
2. By virtue of Lease Deed dated 12<sup>th</sup> Feb, 1998 lodged for registration in the office of the Jt Sub-Registrar, Bandra, executed between Maharashtra housing and Area Development Authority, therein called "the Authority" on the one part and Pantnagar Dnyandeep Co-Operative Housing Society Limited, the Society therein of the other Part whereby, the said MHADA demised unto the said Society all and singular the land admeasuring about 720 Sq. Meters area laying under and appurtenant to Building No. 50, bearing Survey No. 236 A, CTS No. 186 (Part) Situated at Pant Nagar, Ghatkopar East, Mumbai 400075. The Said Lease Deed got lodged in the office of the Jt Sub-Registrar, under No. PBDR-3/224/1998.
3. By virtue of Sale Deed dated 12<sup>th</sup> Feb, 1998 lodged for registration in the office of the Jt. Sub-Registrar, Bandra executed between Maharashtra housing and Area Development Authority, therein called "the Authority" on the one part and

*[Handwritten signatures and initials]*



CHALLAN  
MTR Form Number-6

करल - ५



GRN	MH002955194202324E	BARCODE	Date		01/06/2023-19:44:27	Form ID	2530
Department	Inspector General Of Registration		Payer Details		999999 2023		
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	PAN No.(If Applicable)				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1		Full Name	GURUKRUPA GROUP BUILDERS AND DEVELOPERS LLP			
Location	MUMBAI		Flat/Block No.	FLAT NO 201, 2ND FLOOR, GURUKRUPA			
Year	2023-2024 One Time		Premises/Building	DIVYAM, PANTNAGAR DNYANDEEP CHS.			
Account Head Details	Amount In Rs.	Road/Street	PANTNAGAR GHATKOPAR				
0030045501 Stamp Duty	751500.00	Area/Locality	MUMBAI				
0030053301 Registration Fee	30000.00	Town/City/District	MUMBAI				
		PIN	0 7 5				
		Remarks (If Any)	SecondPartyName=Vinod				
		Amount In	Seven Lakh Eighty One Thousand Five Hundred Rupees				
		Words	Only				
Total	7,81,500.00						
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	69103332023060115231		727378159		
Cheque/DD No.	Bank Date	RBI Date	01/06/2023-19:46:23		Not Verified with RBI		
Name of Bank	Bank-Branch		IDBI BANK				
Name of Branch	Scroll No., Date		Not Verified with Scroll				



Department ID:   
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.   
 Mobile No. : 9987011388

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-520-11517	0001568330202324	02/06/2023-10:51:03	IGR561	30000.00

करल - ५	
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**AGREEMENT FOR SALE OF FLAT**

THIS AGREEMENT made at Mumbai this 2<sup>nd</sup> day of June Christian Year Two Thousand Twenty-Three (2023);

BY AND BETWEEN

M/S. GURUKRUPA GROUP BUILDERS AND DEVELOPERS LLP (PAN: AAWFG6624L), a registered Limited Liability Partnership Firm (Registration No: AAW-7205) and having its registered office at C-106, Vashi Plaza, Vashi-Navi Mumbai-400703, through the signatory authorised partner "Mr. Mahesh Lira Verat" hereinafter referred to as the "DEVELOPER" (which expression shall unless repugnant to the context or meaning thereof mean and include it's successors and assigns)" of the FIRST PART.

AND

1



02/06/2023

सूची क्र.2

दुय्यम निबंधक : सह. दु.नि. कुर्ला 5

दस्ता क्रमांक : 11517/2023

नोंदणी :

Regn.63m

माग्याचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबयना	12523810
(3) बाजारभावाप्रमाणे घटकानुसार बाजारभावाप्रमाणे आकारणी देणे वी पट्टेदार ते नमुद कराचे)	9335797.35
(4) भू-मापन, पोट्टिमात्रा व परक्यांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर सर्वतः: कारनिका नं. 201, माळा नं. दुसरा मजला, इमारतीचे नाव: मुकुंभा विन्हाज, पंढरनगर झानदीप सीएचएल सी., ब्लॉक नं. पंढरनगर, सिव्हिल नं. 50, रोड : घाटकोपर पूर्व, मुम्बई 400075, इतर माहिती: सोबे घाटकोपर, सीटीएस नं. 186 पार्ट, सर्वे नं. 236ए, सदनिकेचे क्षेत्रफळ 50.05 चौ. मी. रेटा कार्पेट व मालकीचे क्षेत्र 4.24 चौ. मी. रेटा कार्पेट एकूण क्षेत्रफळ 54.29 चौ. मी. रेटा कार्पेट, एक कार पार्किंग सहित ( ( C.T.S. Number : 186 part ; ) )
(5) क्षेत्रफळ	1) 59.71 चौ.मीटर
(6) आकारणी किंवा नुदी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-यापधितून देवणा-या पत्रकापत्रे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-नेहाई मुकुंभा सुप बिन्हाई व्हेड वेन्लुपनी एलएनपी चे मागीदार म्होम निरा बेराठ ठर्के कु. सु. म्हणून राजेश अनंत कारपाटी बस:-52; पत्ता:-प्लॉट नं: सी 106 , माळा नं: -, इमारतीचे नाव: बाती प्लाझा , ब्लॉक नं: -, रोड नं: बाती नवी मुम्बई , महाराष्ट्र, THANE. पिन कोड:-400703 फोन नं:-AAWFG6824L
(8) दस्तऐवज करून देणा-या पत्रकापत्रे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विनोद भिवरोन गजस बस:-47; पत्ता:-प्लॉट नं: 102, माळा नं: -, इमारतीचे नाव: नव जातीय ज्योत सोसायटी , ब्लॉक नं: महाराष्ट्र नगर , रोड नं: एन पी रोड, बॉबीवली पश्चिम , महाराष्ट्र, ठाणे. पिन कोड:-421202 फोन नं:-AKOPG6627M 2): नाव:-जीला विनोद गजस बस:-45; पत्ता:-प्लॉट नं: 102, माळा नं: -, इमारतीचे नाव: नव जातीय ज्योत सोसायटी , ब्लॉक नं: महाराष्ट्र नगर , रोड नं: एन पी रोड, बॉबीवली पश्चिम , महाराष्ट्र, THANE. पिन कोड:-421202 फोन नं:-AAOPW4251B
(9) दस्तऐवज करून दिव्याचा दिनांक	02/06/2023
(10) दस्त नोंदणी केल्याचा दिनांक	02/06/2023
(11) अनुक्रमांक, खंड व पृष्ठ	11517/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	751500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) वेरा	



मुन्कांनासाठी विचारत येतेना तपशील:-

मुद्रांक शुल्क आकारणा विषयतेना अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह. दुय्यम निबंधक  
कुर्ला-5 (वर्ग: 3)